

RESIDENTIAL ACREAGE TABLE FOR 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Front	
010-006-200-620-01	3254 N EUCLID AVE	01/22/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$67,800	56.03	\$147,010	\$18,758	\$44,768	188.1	299.0	1.31	1.31	\$100	\$14,308	\$0.33	172.00
010-008-100-195-00	3591 OLD KAWKAWLIN RD	03/25/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$43,500	48.39	\$91,098	\$25,176	\$26,374	110.8	545.8	1.02	1.02	\$227	\$24,804	\$0.57	75.00
010-031-400-315-00	3397 BOY SCOUT RD	03/18/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,150	47.24	\$90,006	\$15,286	\$20,292	104.5	313.5	1.00	1.00	\$146	\$5,286	\$0.35	66.00
010-033-400-020-09	ZIMMER RD	02/10/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$23,550	294.38	\$55,808	\$8,000	\$55,808	185.5	237.0	1.21	1.21	\$42	\$6,612	\$0.15	
010-033-400-020-03	RICHARDS RD	06/22/21	\$14,900	WD	03-ARM'S LENGTH	\$14,900	\$6,700	44.97	\$13,546	\$14,900	\$13,546	234.2	296.0	1.05	1.05	\$64	\$14,245	\$0.33	157.78
010-031-100-025-00	3179 LAURIA RD	06/21/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$39,800	50.38	\$92,506	\$25,739	\$39,245	157.0	407.2	1.24	1.24	\$164	\$20,707	\$0.48	123.00
010-008-200-225-00	122 STATE PARK DR	08/23/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,500	40.86	\$161,943	\$45,274	\$32,217	128.9	610.0	1.25	1.25	\$351	\$36,219	\$0.83	82.50
010-018-400-005-00	3256 KIESEL RD	07/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,150	44.92	\$124,202	\$38,819	\$38,021	152.1	257.0	1.00	1.00	\$255	\$38,858	\$0.89	150.00
010-008-400-275-00	69 STATE PARK DR	01/27/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$44,450	57.73	\$100,118	\$12,688	\$35,806	143.2	586.6	1.37	1.37	\$89	\$9,241	\$0.21	92.40
010-A20-000-002-00	305 S WESTLAWN AVE	06/01/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,550	54.69	\$78,959	\$168	\$14,127	63.1	99.0	0.17	0.17	\$3	\$988	\$0.02	75.00
010-W10-000-027-00	3311 CATALINA DR	11/24/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$61,550	54.47	\$137,969	\$947	\$25,916	81.0	129.0	0.24	0.24	\$12	\$3,929	\$0.09	81.30
010-006-400-570-00	3442 BARBER DR	03/31/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,400	44.36	\$63,680	\$1,480	\$10,160	56.7	80.0	0.14	0.14	\$26	\$10,725	\$0.25	75.00
06-020-0-011-000-3655-	138 N MACKINAW, AU GRES	12/21/22	\$9,500	WD		\$9,500			\$9,500			100.0	204.5	0.50	0.50	\$95	\$19,000	\$0.44	
009-2-H10-000-044-00	Sims Twp, Arenac Co	07/07/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000			\$7,000	\$7,000		100.0	165.0	0.38	0.38	\$70	\$18,421	\$0.42	
040-S10-000-002-00	2659 N MELITA RD STERLING	03/18/21	\$2,200	WD		\$5,500			\$5,500	\$5,500				1.04	1.04	#DIV/0!	\$5,288	\$0.12	
050-500-440-6900-00	Northwood Heights, Tuscola	08/15/22	\$11,660	WD	03-ARM'S LENGTH	\$11,660			\$11,660	\$11,660	168.0	298.0	0.68	0.68	\$69	\$17,147	\$0.39		
050-500-438-3400-01	RODD DR CARO	03/30/21	\$1,800	WD		\$1,800			\$1,800	\$1,800	112.0	132.0	0.30	0.30	\$16	\$6,000	\$0.14	112.00	
050-500-375-0600-00	PRESS RD CARO	05/20/21	\$5,000	WD		\$5,000			\$5,000	\$5,000	100.0	166.0	0.24	0.24	\$50	\$20,833	\$0.48	100.00	
023-013-000-4200-00	6112 BCF RD AKRON	10/19/21	\$2,250	WD		\$2,250			\$2,250	\$2,250	70.0	185.0	0.35	0.35	\$32	\$6,429	\$0.15	70.00	
Totals:			\$1,047,210			\$1,050,510	\$515,100	49.03	\$1,156,845	\$249,945	\$389,490	2,258.0	14.49	14.49					
								Sale. Ratio =>			Average	#REF!	Average	Average			Average		
								Std. Dev. =>	70.90		per FF=>	\$111	per Net Acre=>	17,254.25			per SqFt=>	\$0.40	
																			Used \$17,250 per Ac. For 2025

Res. Acreage Table (1 to 1.5 Ac) values 4-1-20 to 3-31-2024																			
010-009-200-037-01	3615 BANGOR RD	01/18/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$141,300	43.48	\$317,849	\$59,761	\$52,610	210.4	967.0	2.46	2.46	\$284	\$24,323	\$0.56	107.00
040-021-200-250-00	147 S MERIDIAN RD	03/03/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000			\$17,000	\$19,000	198.0			2.00	2.00	\$86	\$8,500	\$0.20	
120-029-400-345-00	946 S POSEYVILLE RD	06/10/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000			\$20,000	\$19,360	150.0			2.29	2.29	\$133	\$8,734	\$0.20	
060-035-400-089-00	4343 E TITTABAWASSEE RD	12/3/2020	\$31,000	WD	03-ARM'S LENGTH	\$31,000			\$24,885	\$20,460	180.0			2.73	2.73	\$138	\$9,115	\$0.21	
013-001-400-0100-05	Indianfields Twp, Tuscola Co	9/6/2023	\$15,900	WD	03-ARM'S LENGTH	\$15,900			\$15,900	\$15,900				2.60	2.60		\$6,115	\$0.14	
008-029-000-0800-02	Ellington Twp, Tuscola Co	12/28/2023	\$14,000	WD	03-ARM'S LENGTH	\$14,000			\$14,000	\$14,000	126.0	781.42		2.26	2.26		\$6,195	\$0.14	
040-022-200-292-00	600 E ISABELLA RD	12/4/2020	\$34,000	WD	03-ARM'S LENGTH	\$34,000			\$34,000	\$19,420	300.0			2.21	2.21	\$113	\$15,385	\$0.35	
008-007-000-0500-02	Ellington Twp, Tuscola Co	4/24/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000			\$70,000	\$40,000	470.0	227		2.45	2.45	\$149	\$28,571	\$0.66	
010-032-300-065-00	3587 BOY SCOUT RD	01/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,600	41.67	\$209,605	\$41,602	\$36,207	97.7	250.0	2.92	2.92	\$426	\$14,228	\$0.33	97.65
Totals:			\$741,900			\$741,900	\$230,900	31.12	\$527,454	\$297,148	\$196,957	1,732.1	21.92	21.92					
								Sale. Ratio =>			Average	\$172	Average	Average			Average		
								Std. Dev. =>	#DIV/0!		per FF=>	\$172	per Net Acre=>	13,555.40			per SqFt=>	\$0.31	
																			Used \$13,550 per Ac. For 2025

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